

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

~~PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS~~

Submitted by: Earl S. Pettiford

Phone #: 5231

Form Initiated Date: 1/18/2013

Complete by Date: 2/1/2013

1. Address: 2803 Polk Street NE

2. Property Identification Number (PIN): 1202924220046

3. Lot Size: 47X100

4. Current Use: Vacant Land

5. Current Zoning: R2B

6. Proposed future use (include attachments as necessary): Single house development

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: We have advertised this parcel for proposals and have a proposal to build a single family house for owner occupancy.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain:

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒

No ☐

If yes, what applications? Administrative Site Plan Review for a 1-4 Unit dwelling

11. Comments: R2B zone requires 5000 SF minimum lot area for a new Single Family. As property is a "lot of record" per 531.100 (a), a Single Family Dwelling is a permitted use. New construction is subject to the required yards (setbacks) and all other requirements applicable to the R2B zone, except lot area/width.

Completed by: Robert Clarksen Date: 1/18/2013

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Audubon Park Neighborhood Master Plan

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The site is identified as urban neighborhood in the comprehensive plan. In the Audubon Park plan, it is shown as medium density residential.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒

No ☐

If no, why not? _____

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐

No ☒

If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐

No ☒

If Yes, what type of development? _____

Comments: _____

Completed by: Haila Maze Date: 1/18/2013

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Planning Director Review	by: <u>Jack Byers</u>	Date: <u>1/22/2013</u>
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PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: Wes Butler Date: 1/23/2013
Comments: Residential Finance concurs with this development

Single-Family Housing Staff Comments by: Elfric Porte Date: 1/23/2013
Comments: R-RED Supports the proposed development.

Real Estate Development Services Staff Comments by: _____ Date: _____
Comments: See Single Family Housing Comments

Business Development Staff Comments by: Kristin Guild Date: 1/23/2013
Comments: Business Development supports the sale for new housing construction as proposed.

Economic Development Director Review	by: <u>Cathy Polasky</u>	Date: <u>1/23/2013</u>
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PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review	by: <u>Tom Streitz</u>	Date: <u>1/23/2013</u>
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EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.